

School District 27J

Demographic Update

September
2018



*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*



TEMPLETON
DEMOGRAPHICS

Economic Conditions – Denver MSA (July 2018)

3.2%

46,800 new jobs
National rate 1.5%



Job Growth

0.2%

U.S. 3.9%
Colorado 2.8%
Denver MSA 2.9%
Adams County 3.2%



**Unemployment
Rate**

20,574

1,378 more
starts than 2Q17

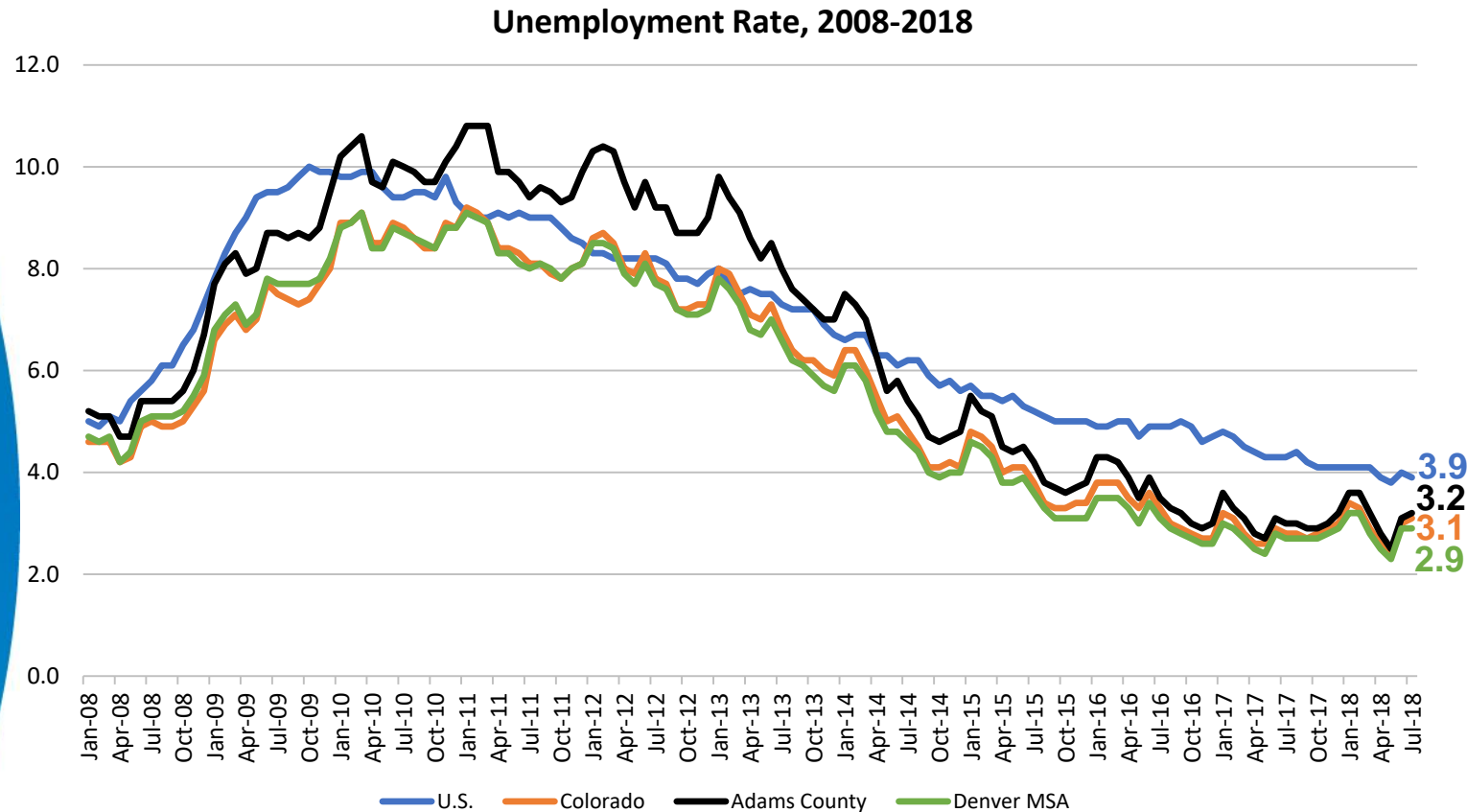


**Annual
Home Starts**



Economic Conditions

Unemployment Rate, January 2008 –July 2018



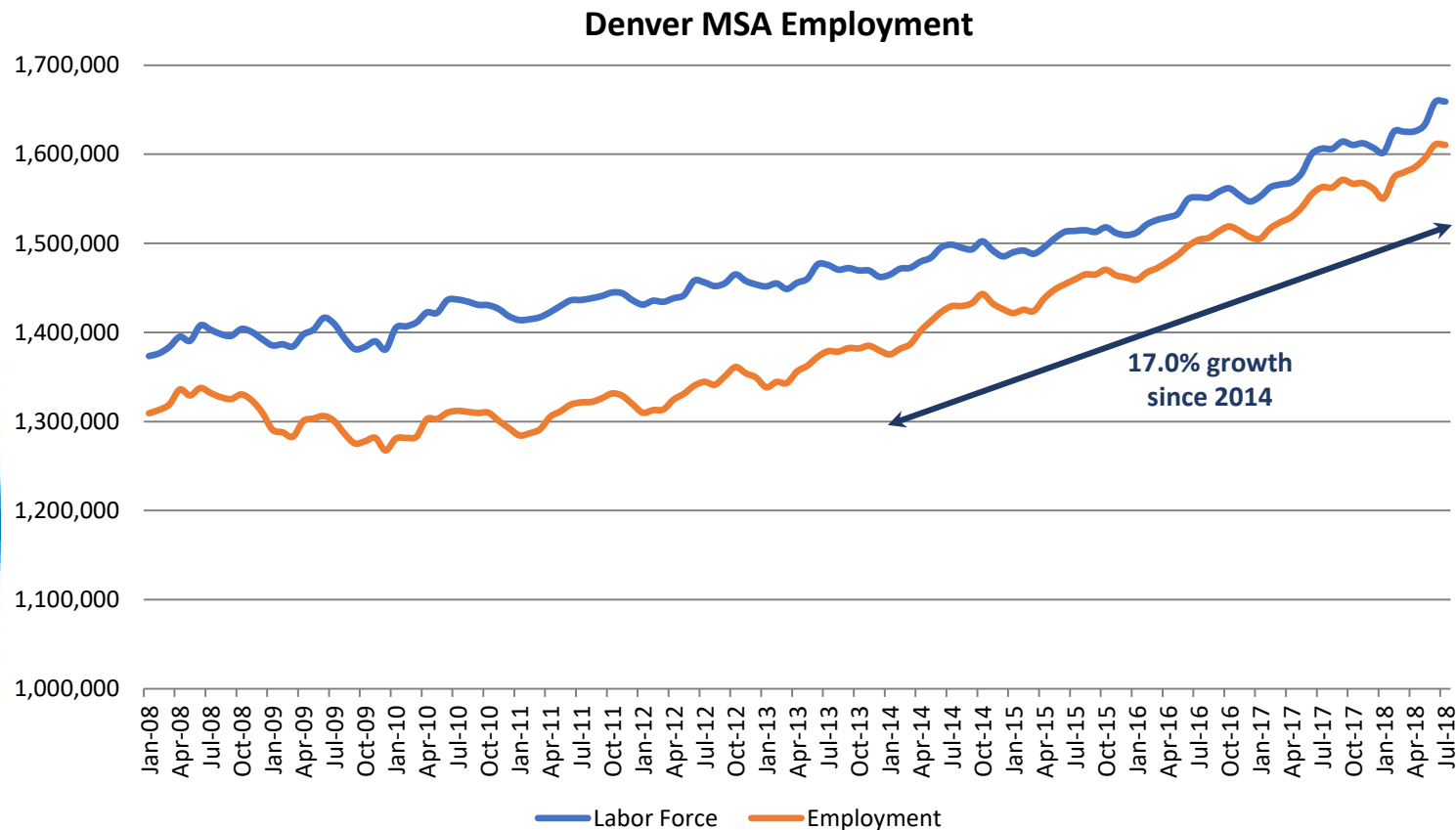
- The Denver-Aurora-Lakewood MSA had a July 2018 unemployment rate below 3%
- This is up 0.2% since July of 2017
- The state of Colorado's July 2018 unemployment rate was 3.1%





Economic Conditions

Denver-Aurora-Lakewood MSA Employment Growth and Labor Force, 2008-2018

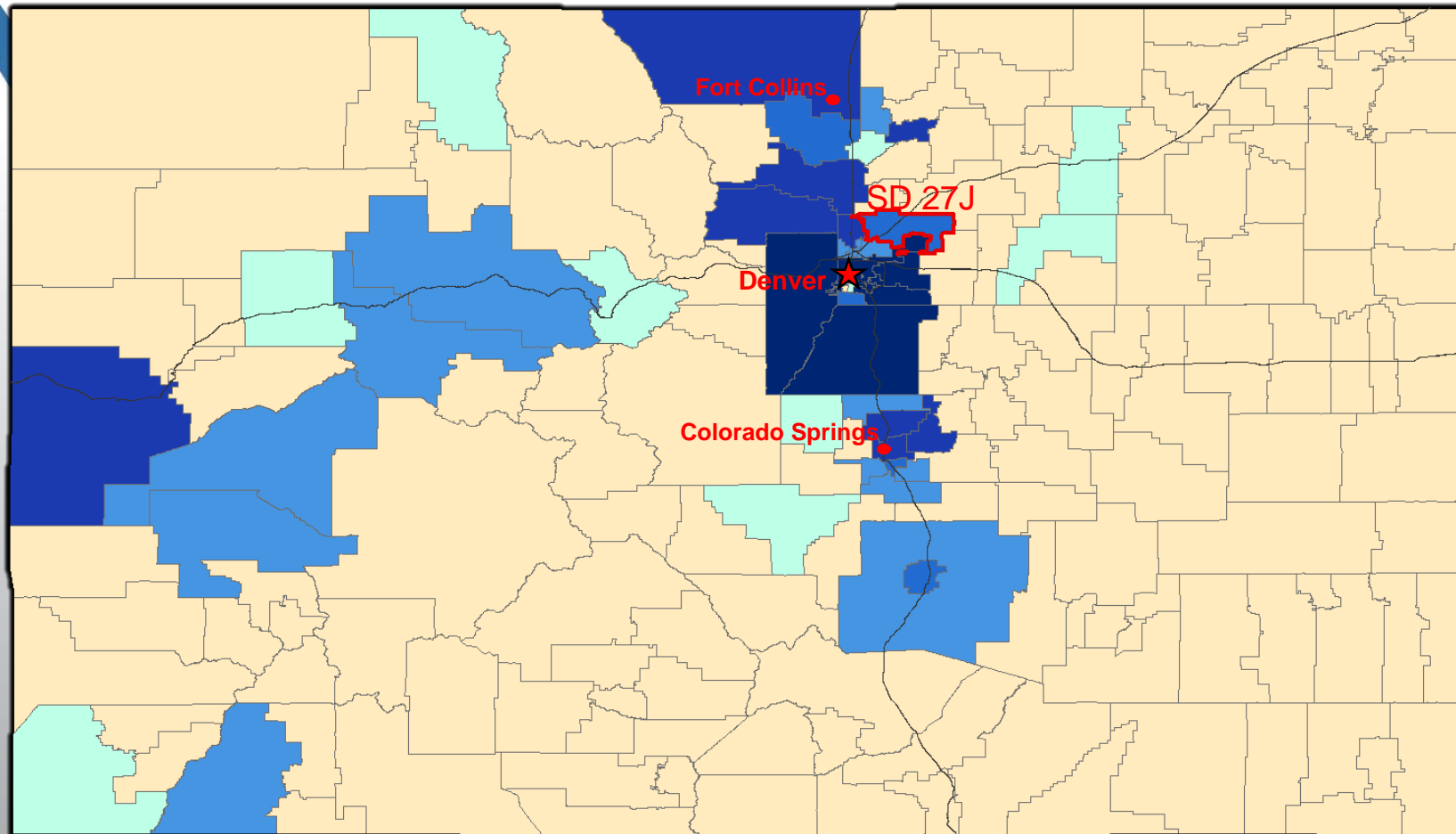


- The Denver MSA has over 1.6 Million employed persons, a rise of 3.0% over the same month a year ago
- Both the labor force and total employment have also risen steadily since 2012 within the Denver MSA
- Since January 2014, total employment has grown by 17%





Colorado Public Schools- Total Enrollment



2017/18 Enrollment

- < 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- 10,001 - 20,000
- 20,001 - 40,000
- > 40,000

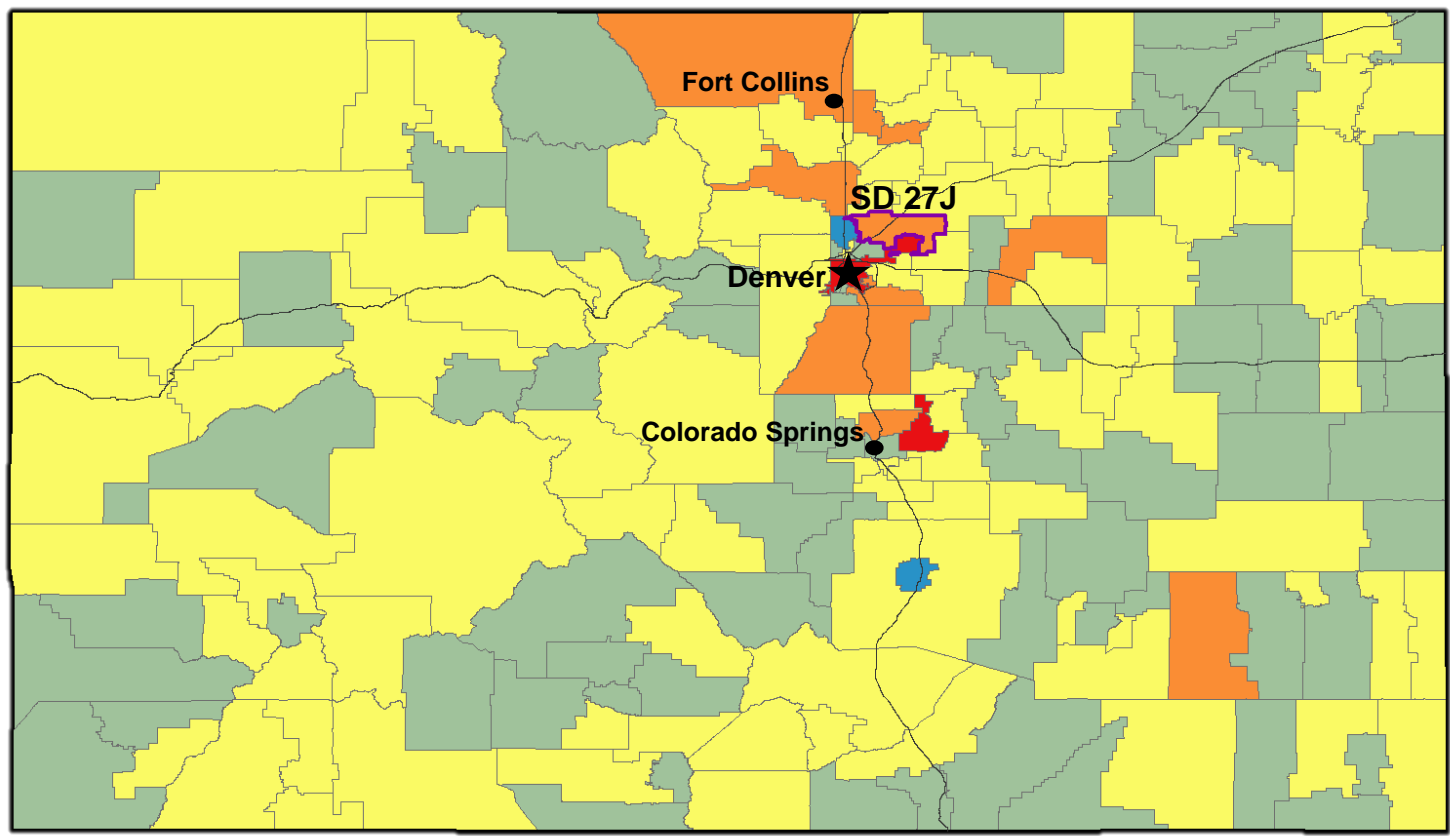
2017/18 State Enrollment

Total Enrollment	910,280
Total Growth	5,261

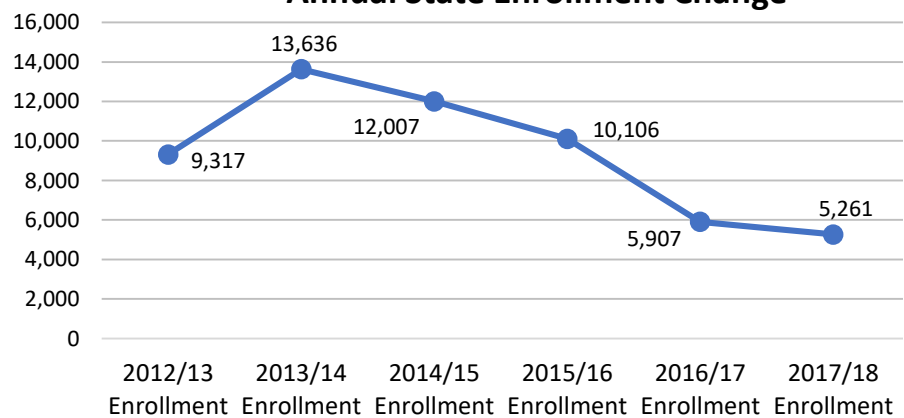




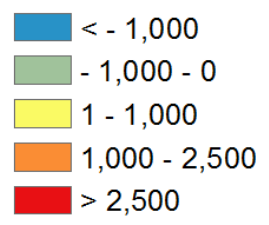
Colorado Public Schools- Enrollment Growth



Annual State Enrollment Change

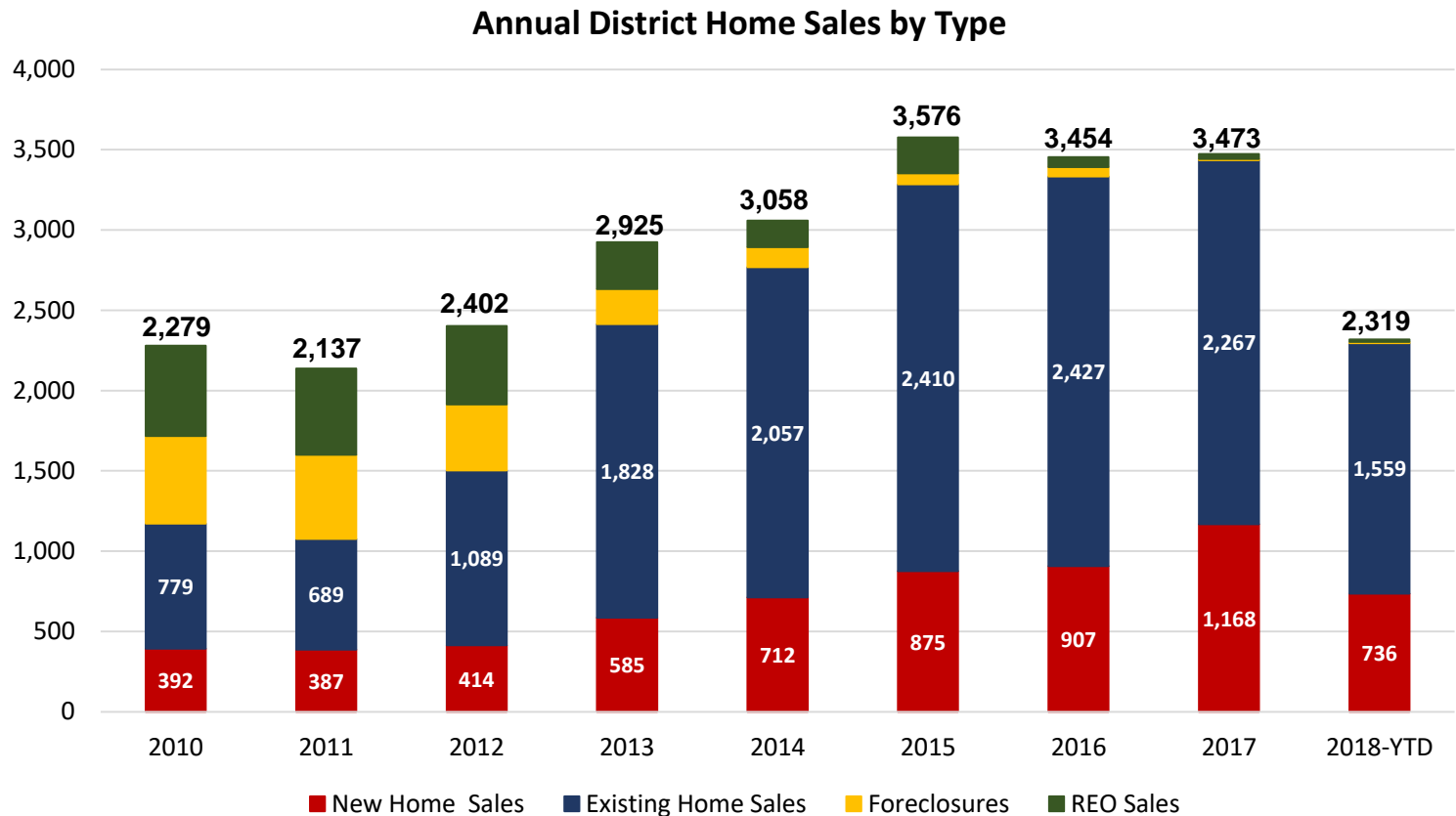


5 Year Enrollment Change





School District 27J Housing Market



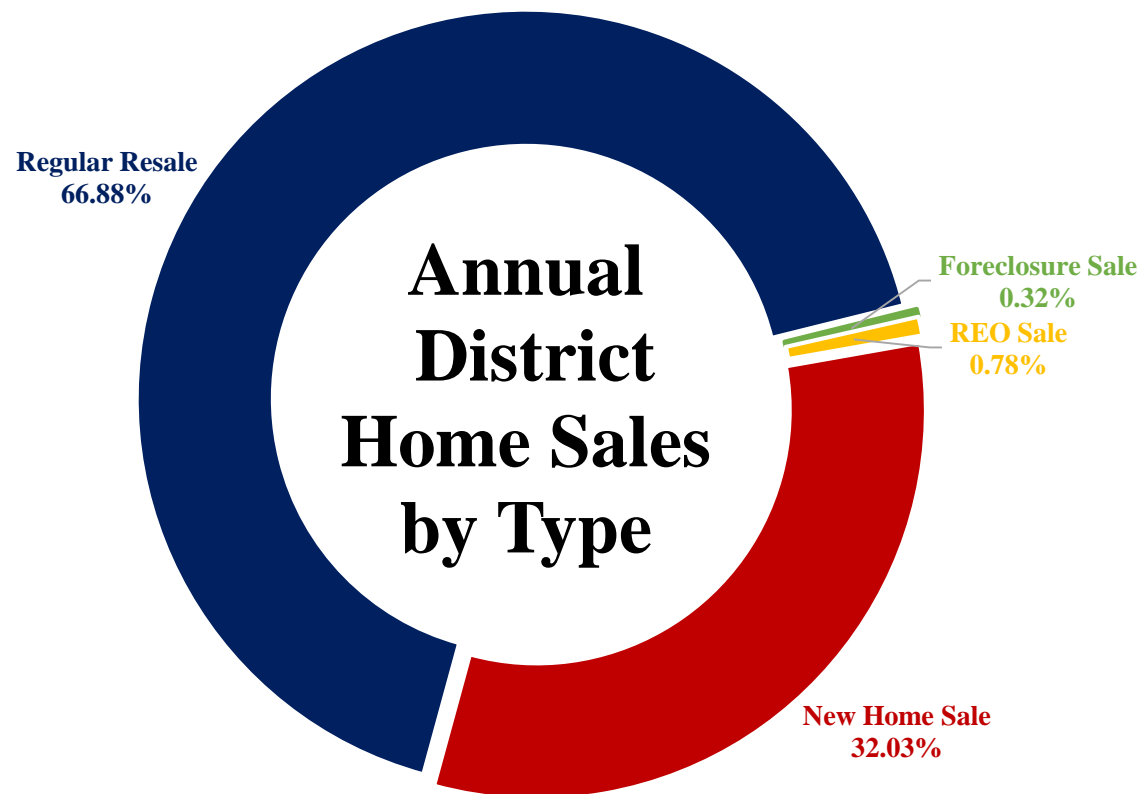
- Total home sales within the 27J School District grew more than 52% between 2010 and 2017, and home sales to date in 2018 have already surpassed the 2010 total.
- The number of distressed property sales have declined dramatically in the last 8 years
- Both new and existing home sales have nearly tripled since 2010
- In the last two years, new home sales have risen more than 30% within the district





School District 27J Home Sales

September 2017-August 2018 Home Sales by Transaction Type



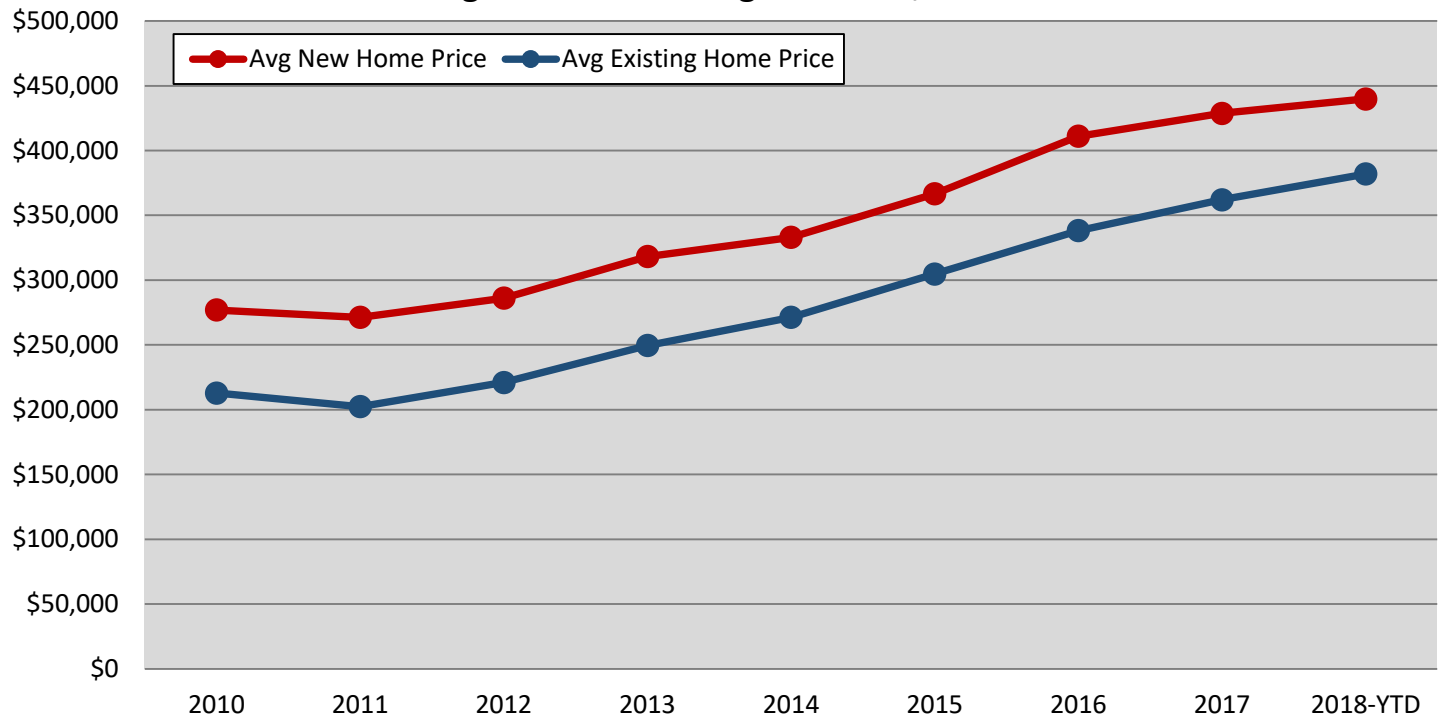
- School District 27J had 3,466 home sales in the last 12 months, and roughly 33% were of new homes
- The average price for a new home in District 27J in the last 12 months was \$438,161
- The average price for an existing home in District 27J in the last 12 months was \$384,333





School District 27J Home Sale Price Analysis

Average New vs. Existing Sale Price, 2010-2018



	Avg New Home Price	Avg Existing Home Price
2010	\$276,969	\$212,921
2011	\$271,247	\$202,313
2012	\$286,121	\$220,967
2013	\$318,239	\$249,565
2014	\$333,072	\$271,262
2015	\$366,582	\$304,753
2016	\$411,114	\$338,244
2017	\$428,679	\$362,047
2018-YTD	\$439,774	\$381,935

- Since 2010, the average sale price for a new home in District 27J has risen 58%, an increase of over \$162,800
- The average price for an existing home in District 27J has risen 79% over the last eight years, an increase of over \$169,000





Colorado New Home Ranking Report

ISD Ranked by Annual Closings - 2Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	DOUGLAS COUNTY SCHOOL DISTRICT	2,948	2,190	4,571	53,425
2	DENVER PUBLIC SCHOOLS	2,235	1,656	2,341	7,613
3	JEFFCO PUBLIC SCHOOLS	1,323	1,320	1,572	9,536
4	FALCON SCHOOL DISTRICT NO. 49	1,263	1,151	1,352	13,548
5	ST. VRAIN VALLEY SCHOOL DISTRICT NO. RE1J	1,319	1,144	1,762	38,704
6	BRIGHTON SCHOOL DISTRICT NO. 27J**	1,226	1,142	1,673	28,072*
7	CHERRY CREEK SCHOOLS	1,393	1,111	1,649	9,031
8	POUDRE SCHOOL DISTRICT	803	1,009	1,514	17,989
9	THOMPSON SCHOOL DISTRICT R-2J	953	891	1,067	14,968
10	ADAMS 12 FIVE STAR SCHOOLS	750	891	984	6,736
11	ACADEMY DISTRICT 20	929	876	906	14,444
12	WELD COUNTY REORGANIZED SCHOOL DISTRICT NO. RE-4	1,075	846	999	11,423
13	BOULDER VALLEY SCHOOL DISTRICT NO. RE2	539	558	488	10,484
14	AURORA PUBLIC SCHOOLS	544	538	589	41,943
15	LEWIS-PALMER CONSOLIDATED SCHOOL DISTRICT NO. 38	567	445	316	946
16	ADAMS COUNTY SCHOOL DISTRICT 14	438	434	465	2,290
17	WIDEFIELD SCHOOL DISTRICT 3	382	266	176	14,577
18	WELD COUNTY SCHOOL DISTRICT 6	190	227	290	1,479
19	WELD COUNTY REORGANIZED SCHOOL DISTRICT NO. RE-3	216	224	184	9,242
20	WELD COUNTY SCHOOL DISTRICT NO. RE-5J	207	215	199	14,044

* Based on additional research by Templeton Demographics and totals

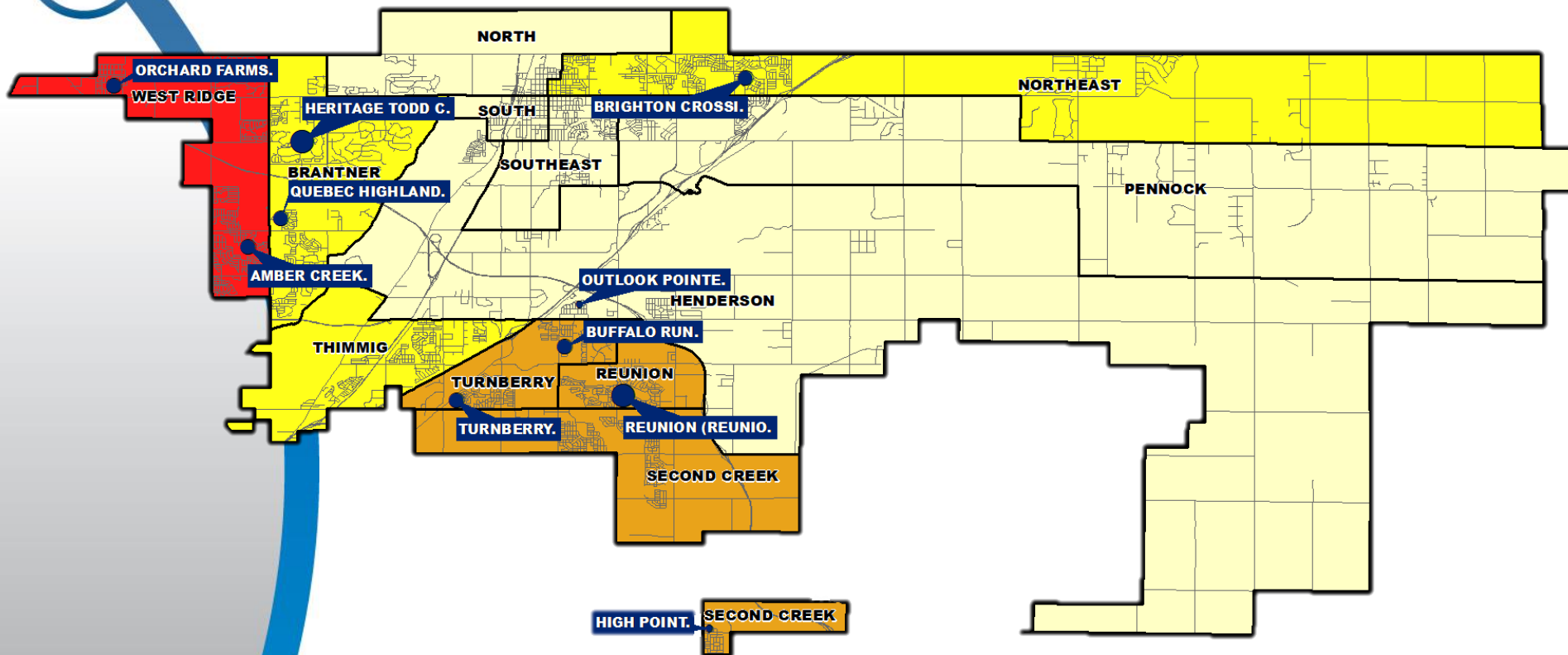
DO NOT include Age Restricted community Heritage Todd Creek

** Totals **DO NOT** include multi-family units





Annual Closings Distribution 2Q18



Annual Closings by Sub

- < 60
- 60 - 120
- > 120

Annual Closings by Elem Zone

- < 50
- 51 - 150
- 151 - 200
- > 200

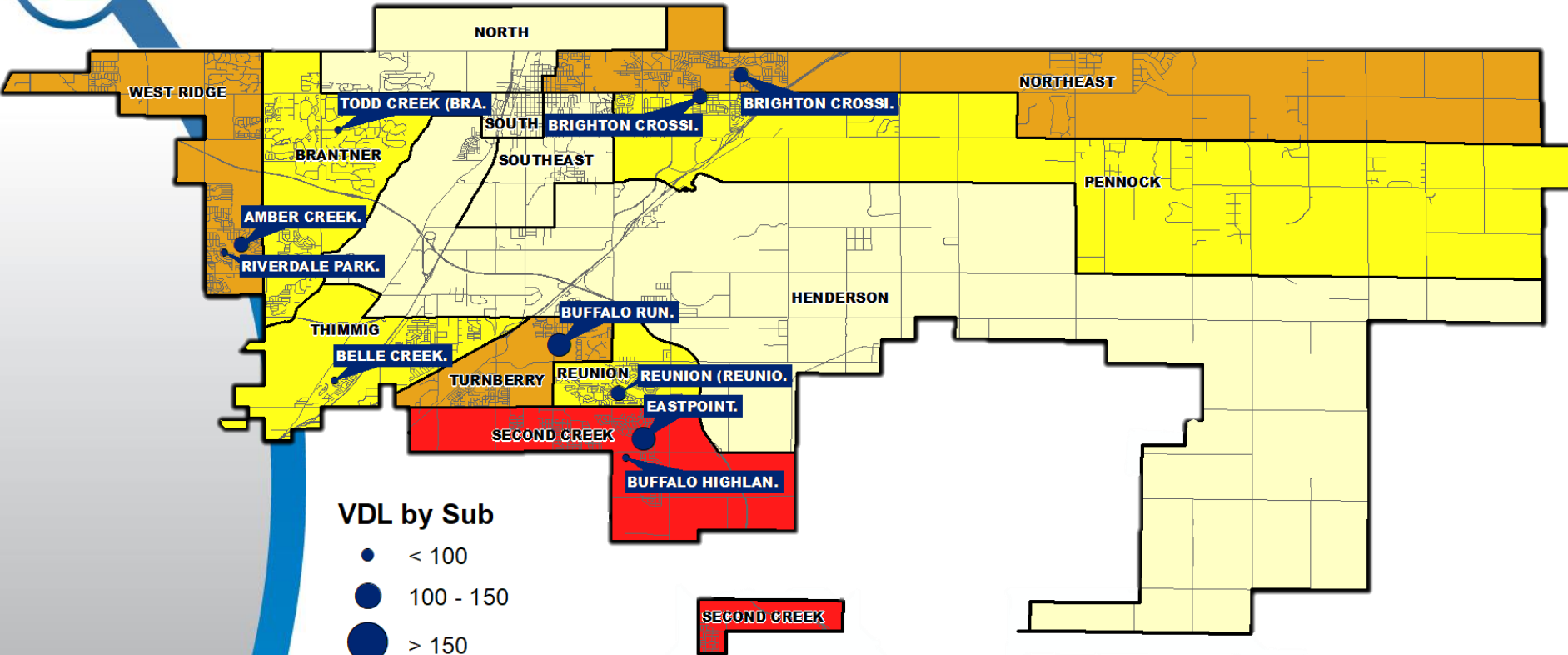
Top 10 Subdivisions - 2Q18 (Ranked by Annual Closings)

Rank	Subdivision	Elementary	Annual Closings	Quarter Closings	VDL	Future
1	REUNION (REUNION ELEM)	REUNION	192	83	112	833
2	HERITAGE TODD CREEK	AGE RESTRICTED	130	23	62	257
3	AMBER CREEK	WEST RIDGE	112	25	104	294
4	TURNBERRY	TURNBERRY	103	8	39	1,076
5	BRIGHTON CROSSINGS (NORTHEAST ELEM)	NORTHEAST	93	32	139	2,251
6	QUEBEC HIGHLANDS	BRANTNER	91	28	3	0
7	ORCHARD FARMS	WEST RIDGE	64	24	71	184
8	BUFFALO RUN	TURNBERRY	61	11	170	390
9	HIGH POINT	SECOND CREEK	59	16	5	649
10	OUTLOOK POINTE	HENDERSON	37	22	4	0
TOTALS			942	272	709	5,934





Vacant Developed Lots 2Q18



VDL by Sub

- < 100
- 100 - 150
- > 150

VDL by Elem

- < 100
- 101 - 200
- 201 - 300
- > 300

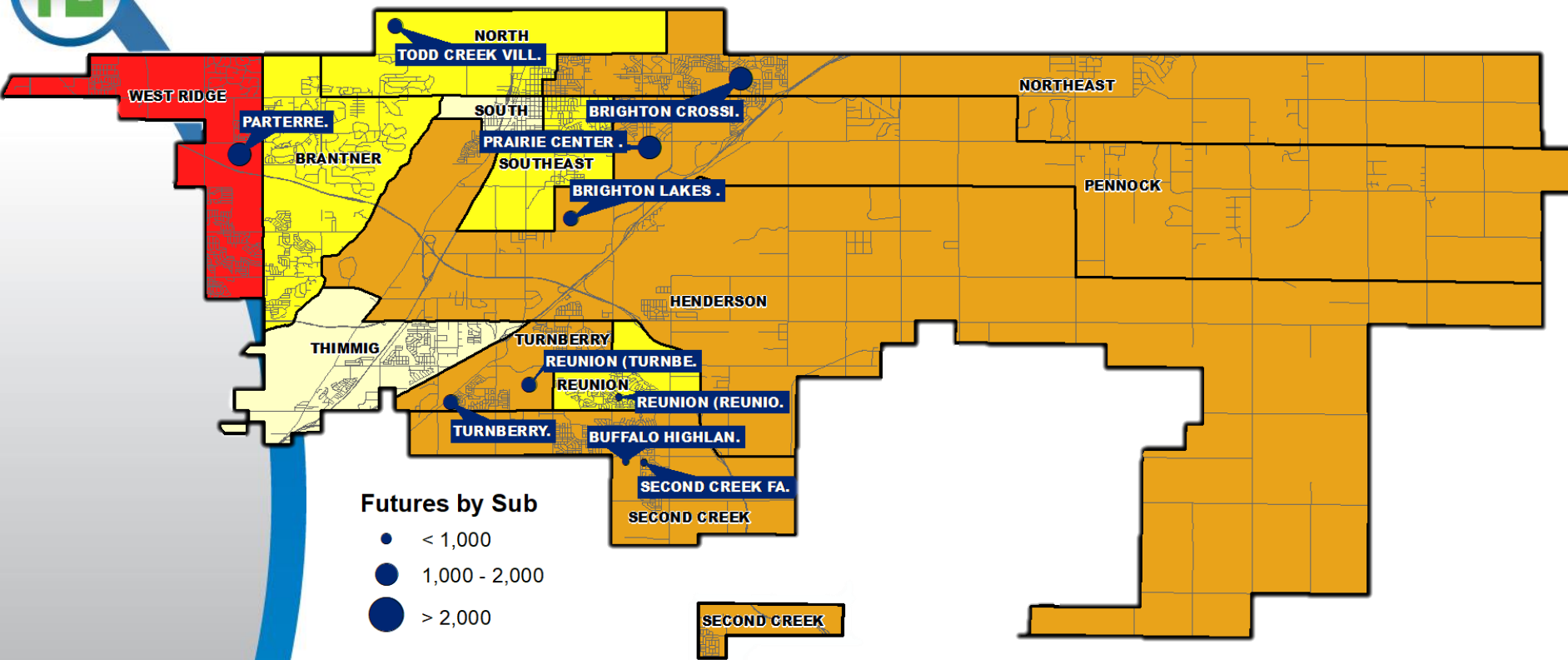
Top 10 Subdivisions - 2Q18 (Ranked by remaining VDL)

Rank	Subdivision	Elementary	Annual Closings	VDL	Future
1	EASTPOINT	SECOND CREEK	0	178	264
2	BUFFALO RUN	TURNBERRY	61	170	390
3	BRIGHTON CROSSINGS (NORTHEAST ELEM)	NORTHEAST	93	139	2,251
4	REUNION (REUNION ELEM)	REUNION	192	112	833
5	BRIGHTON CROSSINGS (PENNOCK ELEM)	PENNOCK	30	106	182
6	AMBER CREEK	WEST RIDGE	112	104	294
7	BUFFALO HIGHLANDS	SECOND CREEK	21	92	906
8	TODD CREEK (BRANTNER ELEM)	BRANTNER	3	84	274
9	BELLE CREEK	THIMMIG	23	82	0
10	RIVERDALE PARK	WEST RIDGE	28	72	0
TOTALS			563	1,139	5,394





Future Lots 2Q18



Futures by Sub

- < 1,000
- 1,000 - 2,000
- > 2,000

Futures by Elem

- < 1,000
- 1,000 - 3,000
- 3,000 - 4,000
- > 4,000

Top 10 Subdivisions - 2Q18 (Ranked by Future Inventory)

Rank	Subdivision	Elementary	Annual Closings	VDL	Future
1	PRAIRIE CENTER (PENNOCK ELEM)	PENNOCK	0	0	2,533
2	PARTERRE	WEST RIDGE	0	0	2,279
3	BRIGHTON CROSSINGS (NORTHEAST ELEM)	NORTHEAST	93	139	2,251
4	REUNION (TURNBERRY ELEM)	TURNBERRY	0	0	1,400
5	TODD CREEK VILLAGE NORTH (SD 27J)	NORTH	0	0	1,400
6	BRIGHTON LAKES (HENDERSON ELEM)	HENDERSON	0	0	1,225
7	TURNBERRY	TURNBERRY	103	39	1,076
8	SECOND CREEK FARMS	SECOND CREEK	0	0	933
9	BUFFALO HIGHLANDS	SECOND CREEK	21	92	906
10	REUNION (REUNION ELEM)	REUNION	192	112	833
TOTALS			409	382	14,836





School District 27J New Home Activity

By Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BRANTNER	89	27	102	29	53	80	178	1,047
HENDERSON	50	12	49	22	32	38	4	3,805
NORTH	17	1	27	7	6	6	1	1,569
NORTHEAST	148	52	125	49	68	95	214	3,843
PENNOCK	56	27	45	18	43	60	171	3,034
REUNION	303	85	192	83	160	185	112	1,691
SECOND CREEK	150	30	154	39	53	96	319	3,558
SOUTHEAST	8	2	18	3	3	3	23	1,939
THIMMIG	84	27	55	38	45	56	191	92
TURNBERRY	99	23	166	21	42	50	210	3,112
WEST RIDGE	222	59	209	56	91	114	250	4,382
Grand Totals	1,226	345	1,142	365	596	783	1,673	28,072



Highest Activity in the Category



Second Highest Activity in the Category

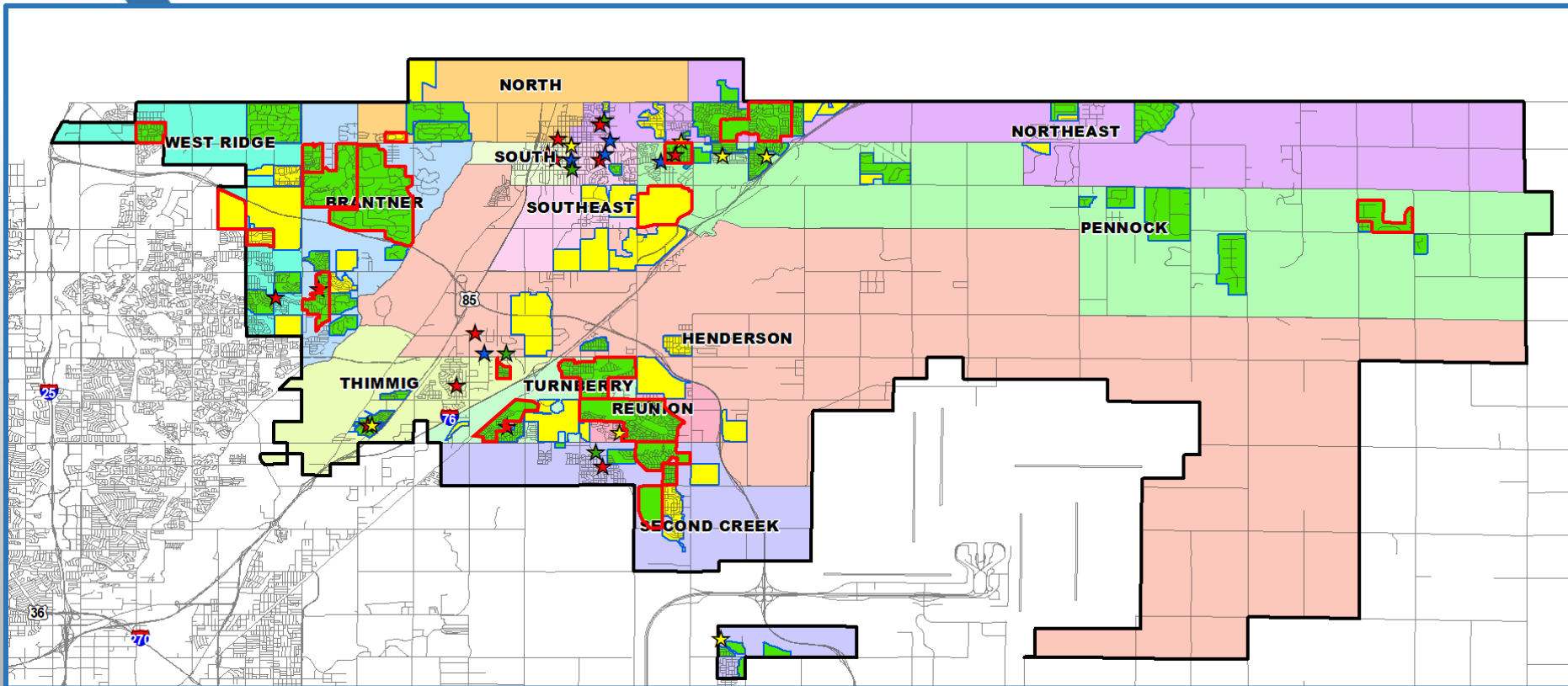


Third Highest Activity in the Category





District Housing Overview



Active Subdivision

Future Subdivision

Groundwork Underway

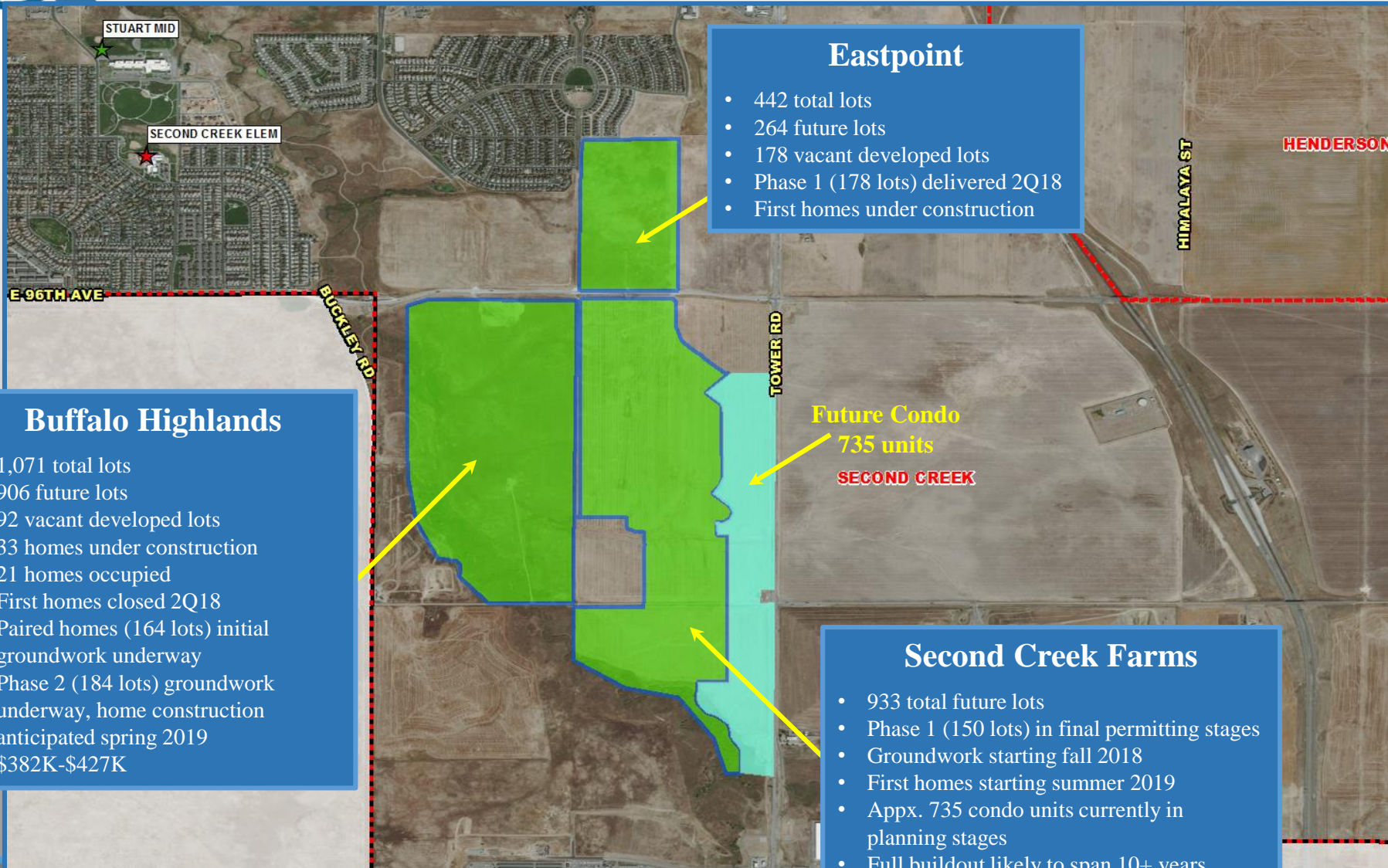
- SD 27J has nearly 1,700 lots available to build on
- The district has more than 28,000 future lots planned
- Groundwork is underway on appx. 10,900 lots





Residential Activity

Buffalo Highlands, Second Creek Farms, & Eastpoint





Residential Activity

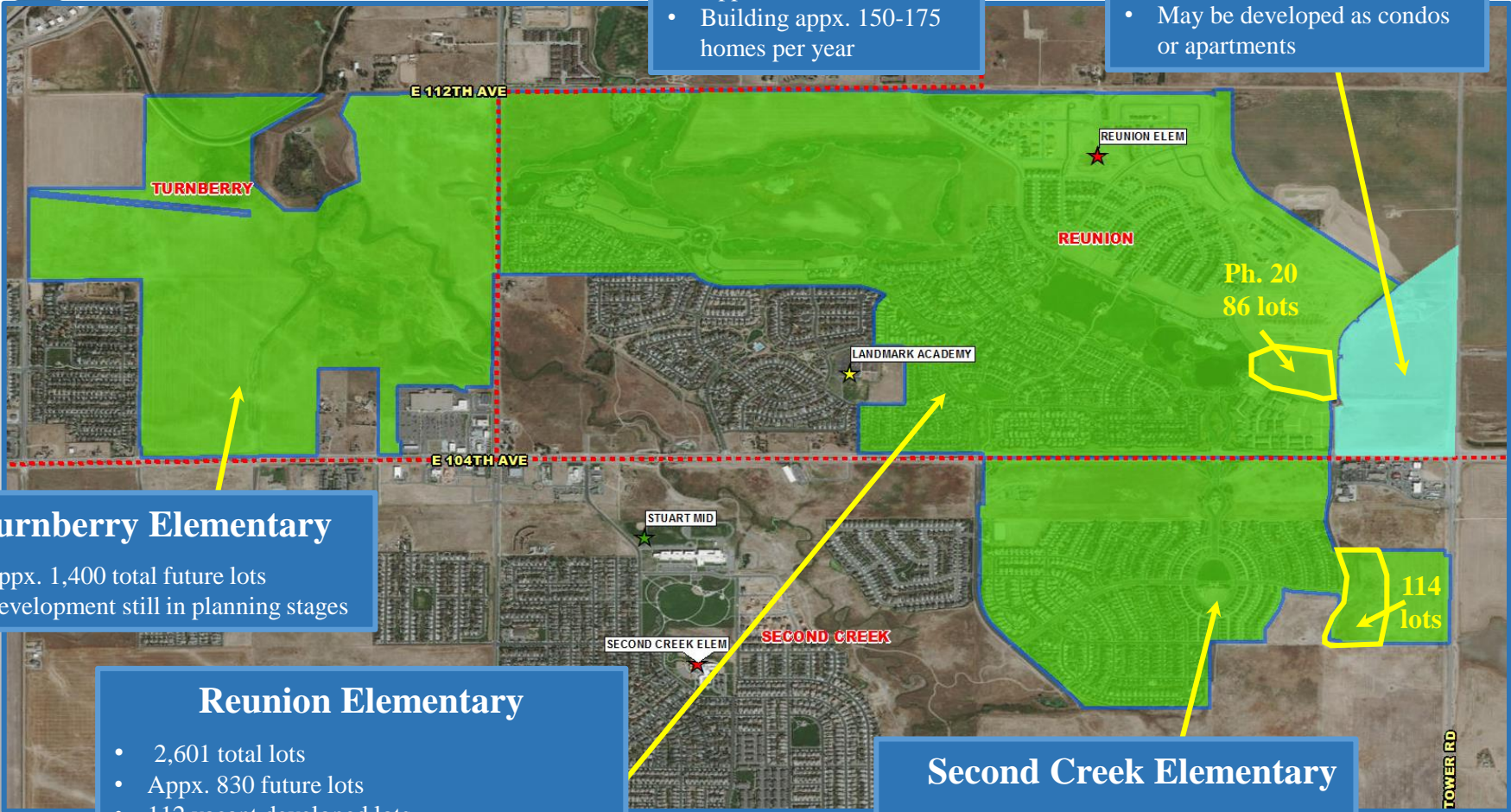
Reunion

Reunion (Total)

- Appx. 4,800 total lots
- Appx. 2,400 future lots
- Building appx. 150-175 homes per year

Reunion Multi-Family

- Appx. 4,500
- Currently in planning stages
- May be developed as condos or apartments



Turnberry Elementary

- Appx. 1,400 total future lots
- Development still in planning stages

Reunion Elementary

- 2,601 total lots
- Appx. 830 future lots
- 112 vacant developed lots
- 160 homes under construction
- 1,471 homes occupied
- Ph. 20 (86 lots) delivered 2Q18, first homes under construction
- Phases 28, 29, 35 (268 cluster home lots) in planning stages
- Future Back Nine neighborhood in planning
- Current student yield: 0.73

Second Creek Elementary

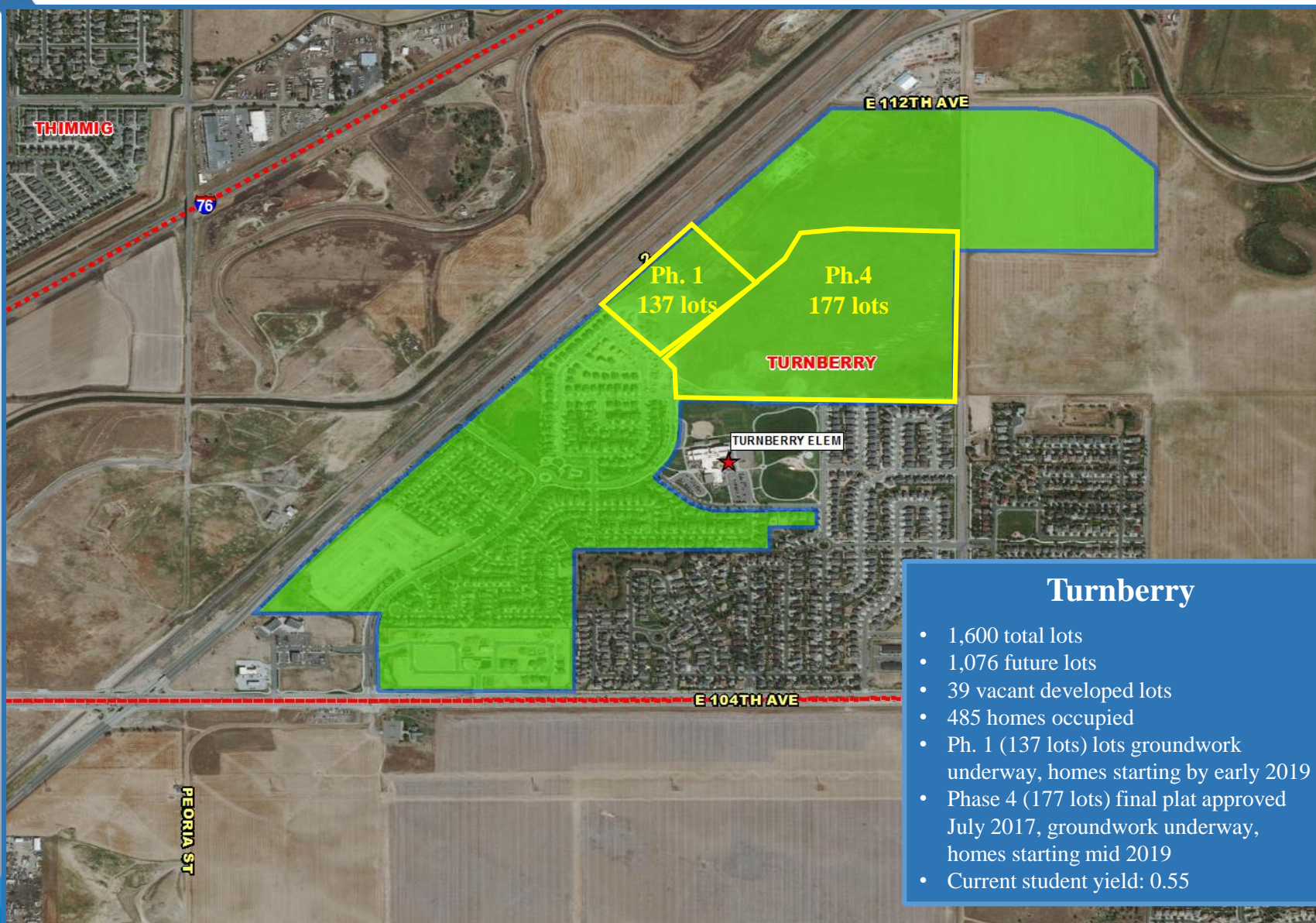
- 825 total lots
- 114 future lots
- 711 homes occupied
- Groundwork on future phase (114 lots) underway, homes starting late 2018
- Current student yield: 0.59





Residential Activity

Turnberry



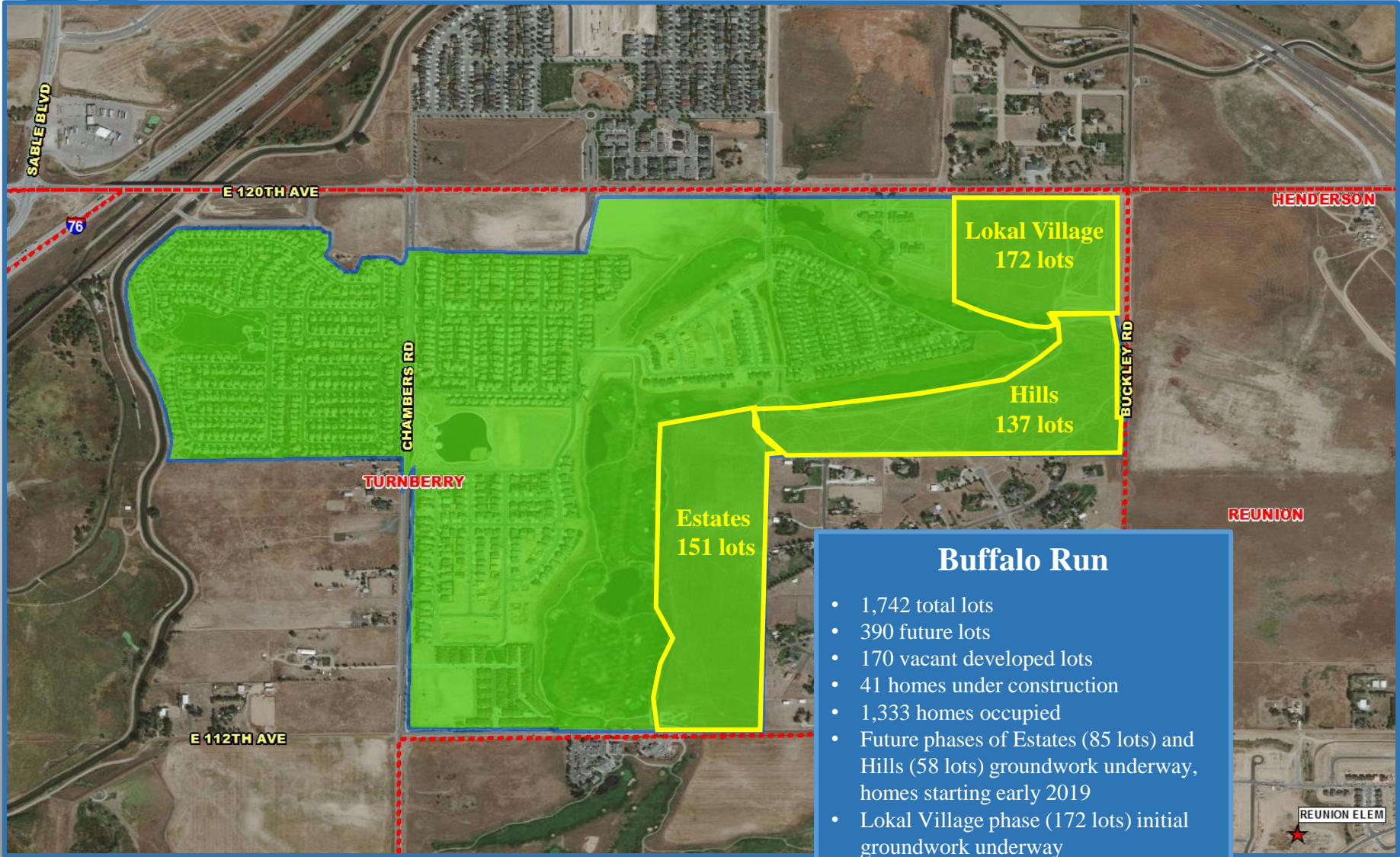
Turnberry

- 1,600 total lots
- 1,076 future lots
- 39 vacant developed lots
- 485 homes occupied
- Ph. 1 (137 lots) lots groundwork underway, homes starting by early 2019
- Phase 4 (177 lots) final plat approved July 2017, groundwork underway, homes starting mid 2019
- Current student yield: 0.55



Residential Activity

Buffalo Run



Buffalo Run

- 1,742 total lots
- 390 future lots
- 170 vacant developed lots
- 41 homes under construction
- 1,333 homes occupied
- Future phases of Estates (85 lots) and Hills (58 lots) groundwork underway, homes starting early 2019
- Lokai Village phase (172 lots) initial groundwork underway
- Building 50-100 homes per year
- Current student yield: 0.48

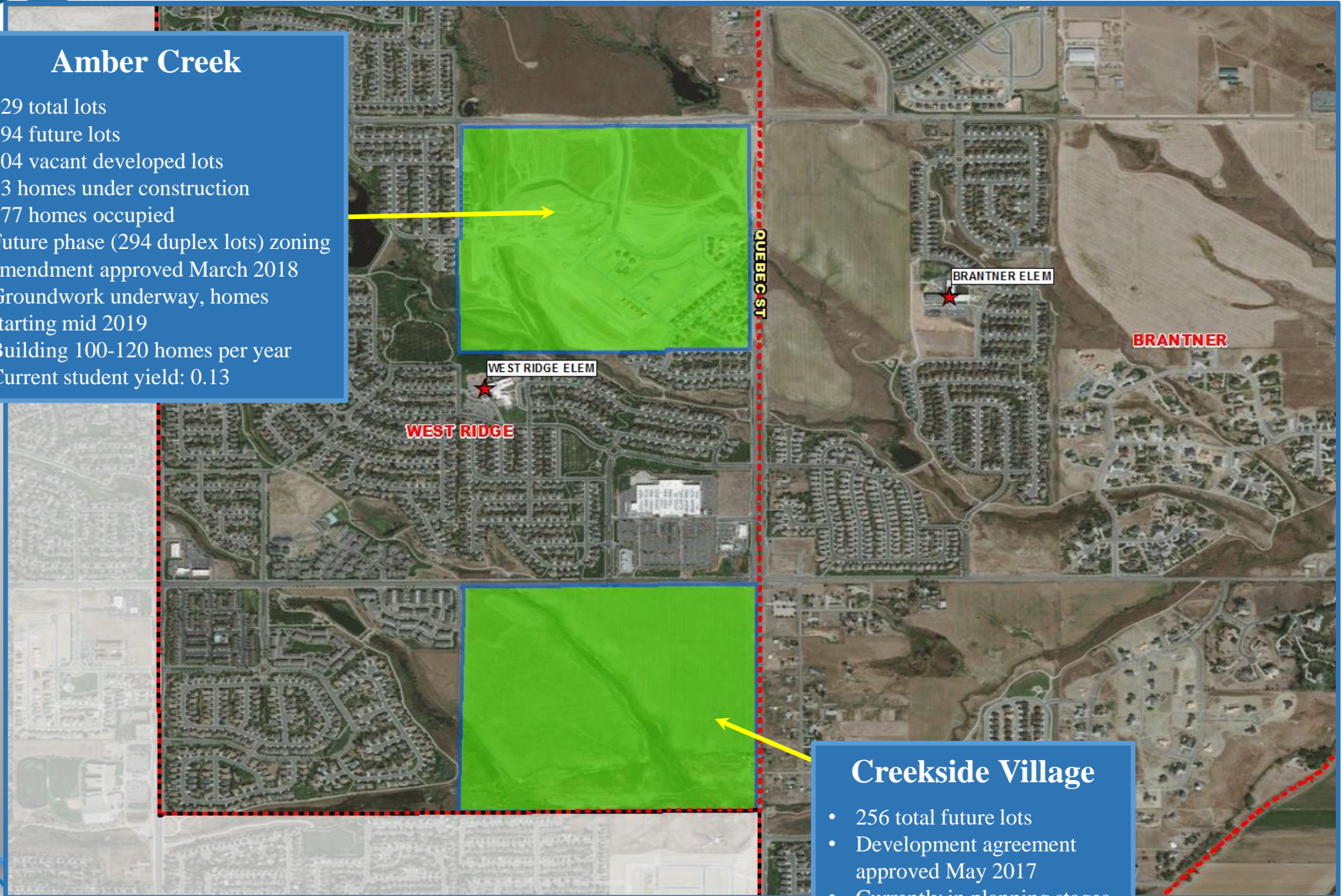


Residential Activity

Amber Creek & Creekside Village

Amber Creek

- 629 total lots
- 294 future lots
- 104 vacant developed lots
- 43 homes under construction
- 177 homes occupied
- Future phase (294 duplex lots) zoning amendment approved March 2018
- Groundwork underway, homes starting mid 2019
- Building 100-120 homes per year
- Current student yield: 0.13



Creekside Village

- 256 total future lots
- Development agreement approved May 2017
- Currently in planning stages

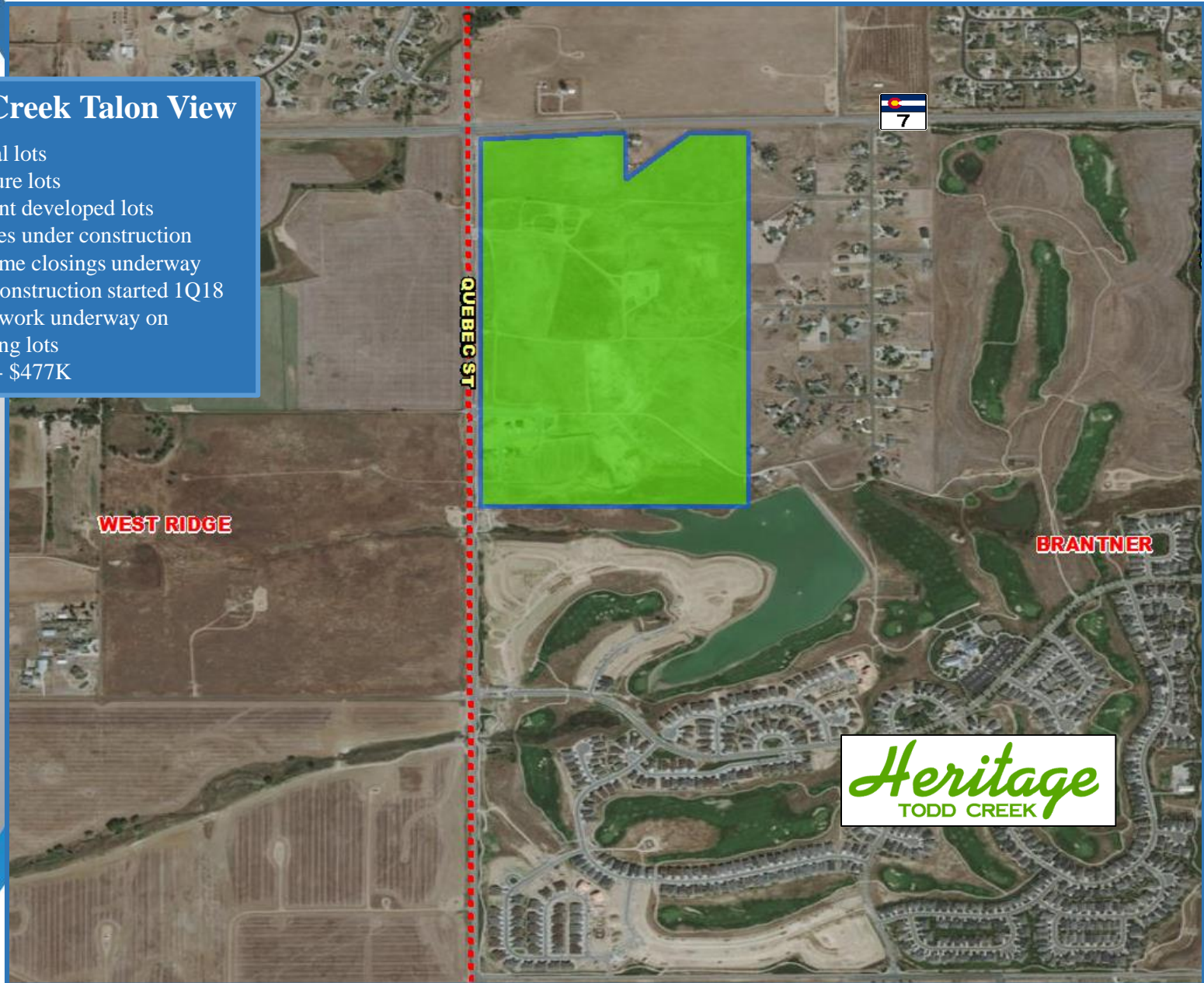


Residential Activity

Todd Creek Talon View

Todd Creek Talon View

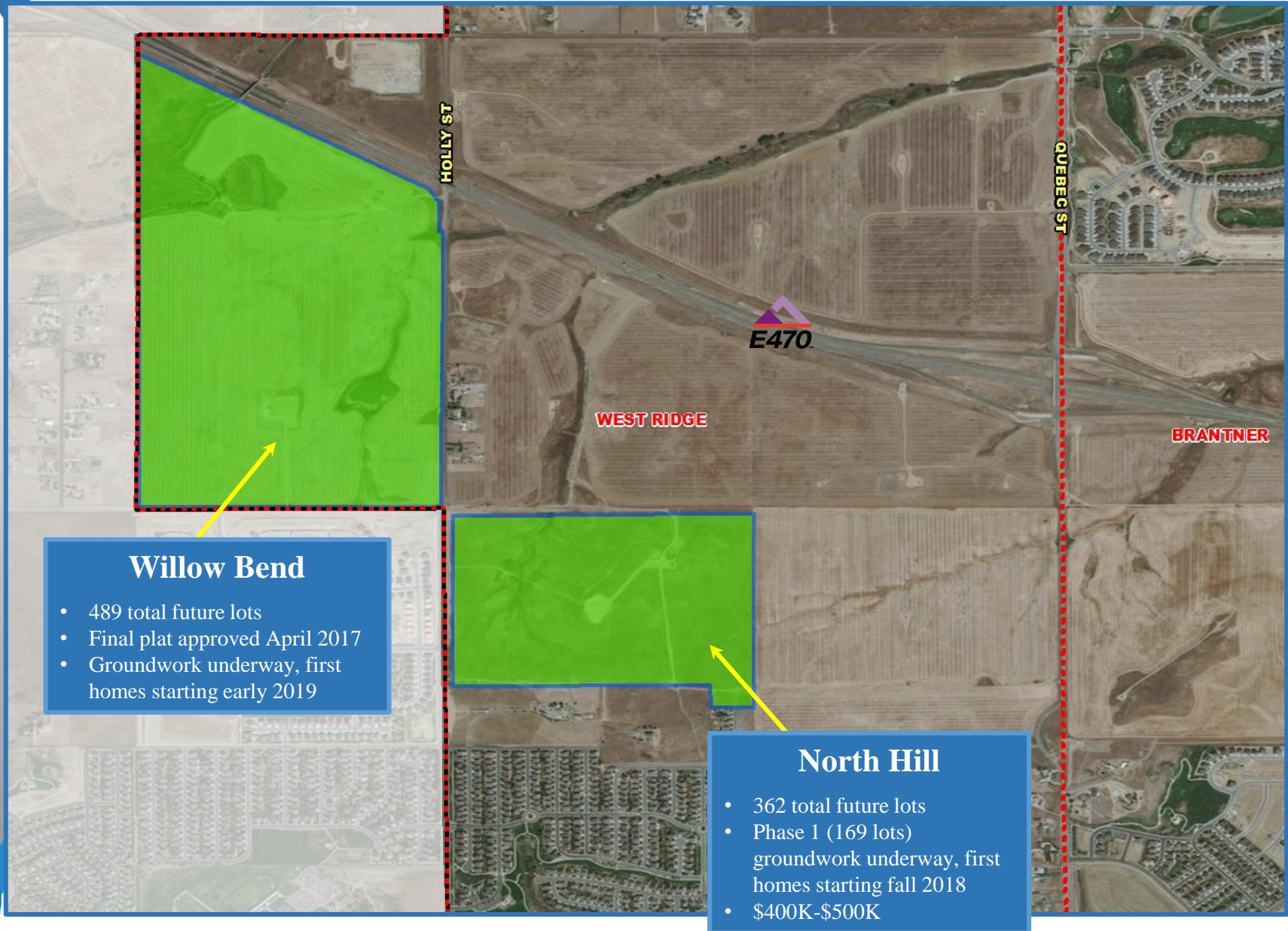
- 293 total lots
- 192 future lots
- 78 vacant developed lots
- 18 homes under construction
- First home closings underway
- Home construction started 1Q18
- Groundwork underway on remaining lots
- \$380K - \$477K





Future Residential Activity

North Hill & Willow Bend





Future Residential Activity

Prairie Center

Prairie Center

- Future mixed use development will include single family and multi-family units
- Appx. 1,080 acres
- Appx. 3,170 total single family lots
- Appx. 940 total multi-family units
- **Pennock Elementary**
 - Appx. 2,500 total future lots
 - Phase 1 (370 lots) groundwork underway, homes starting fall 2019
 - Appx. 200 multi-family units in design phase
- **Henderson Elementary**
 - Appx. 630 total future lots in planning stages
 - Appx. 750 future multi-family units
 - Elements at Prairie Center (288 units) open and leasing
 - Avilla at Prairie Center (136 future lots) single family rental units, zoning approved January 2018, development starting soon
 - Largely commercial development in this elementary zone.





Future Residential Activity

Parterre



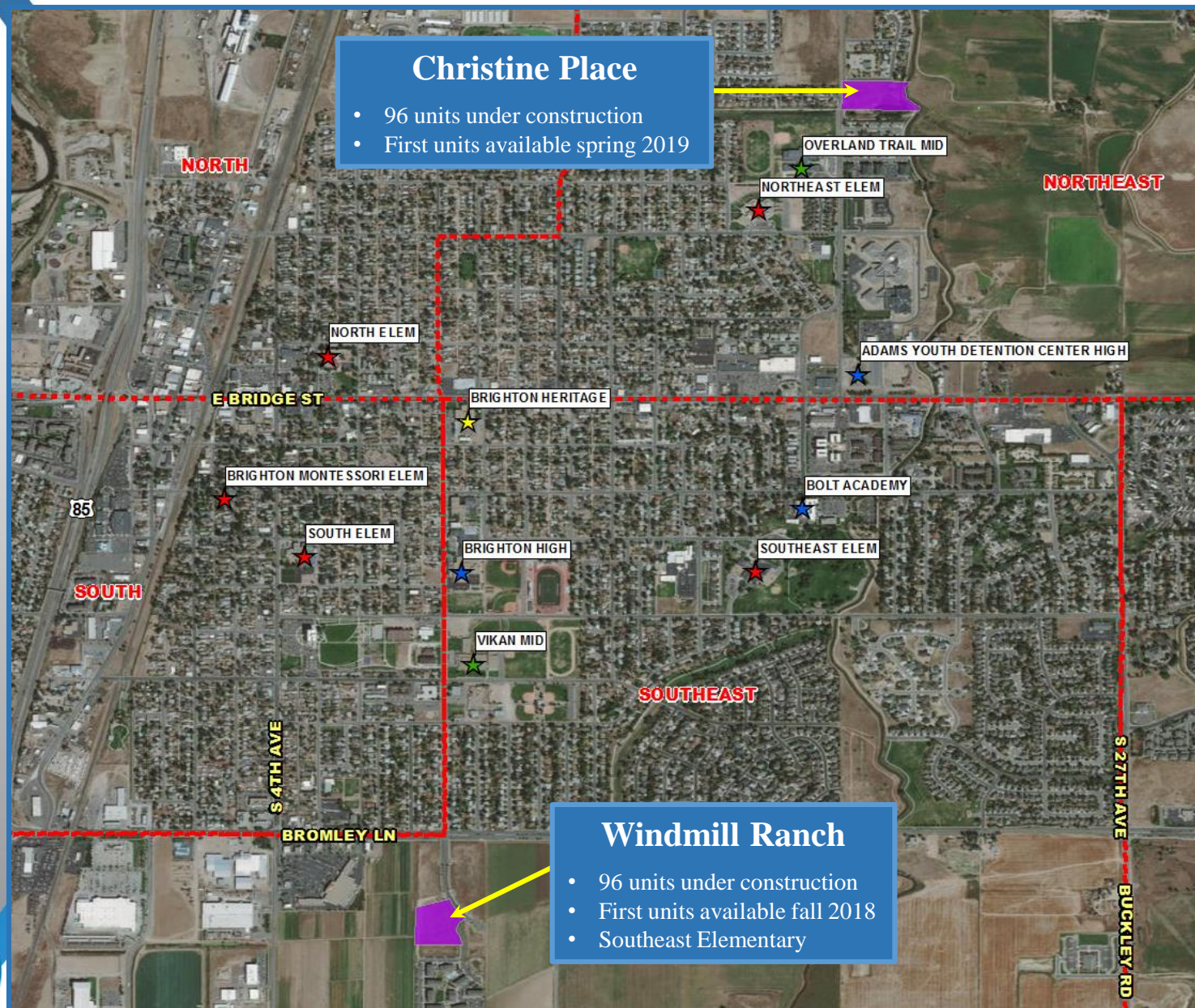
Parterre

- Appx. 900 acres
- Appx. 3,300 total future residential units
- Mixed use development with single-family and multi-family units
- Property is currently for sale, developer is working on due diligence prior to closing
- Earliest possible start of development 2019
- Split between West Ridge Elementary and Brantner Elementary



Multi-Family Activity

Christine Place & Windmill Ranch





Multi-family Activity

North Range Crossings

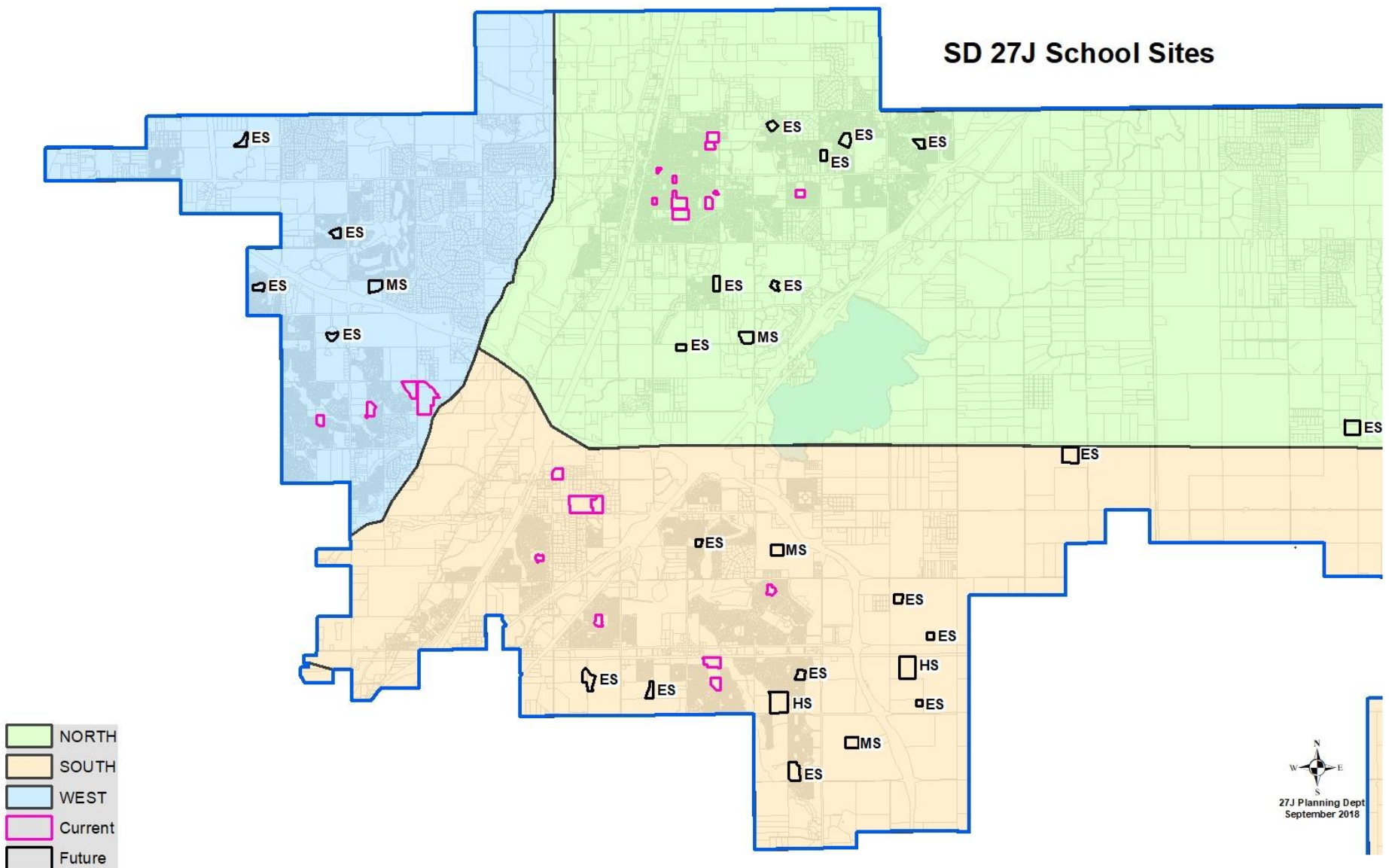


North Range Crossings

- 216 affordable units under construction
- First units currently leasing
- Construction completion expected spring 2019



SD 27J School Sites



SD27J Future School Sites

SCHOOL LOCATION	TYPE	PLATTED	ADJ PARK	JUR	OWNER	NET ACRES
Brighton East Farms	ES	Y		BR	SCHOOL DISTRICT NO.27J	15
Brighton Lakes	ES	N	Y	BR	BRIGHTON LAKES LLC	10
Buckley Crossing	MS	N		CC	BUSINESS CENTER INVESTORS ET AL C/O JACK D FEUER	20
ESC	ES	w/ESC	N	BR	SCHOOL DISTRICT NO.27J	13.742
Indigo Trails	ES	w/park	Y	BR	SCHOOL DISTRICT NO.27J	13.18
Mountain View Estates	ES	Y		BR	SCHOOL DISTRICT NO.27J	10.0012
North End Station	ES	N		TH	HAVANA AND ILIFF LLC	10
Parterre	ES	Y		TH	PLATEAU 470 LLC	9.7
Parterre	MS	Y		TH	PLATEAU 470 LLC	20.29
Prairie Center	ES	Y	Y	BR	THF PRAIRIE CENTER DEVELOPMENT LLC C/O THF REALTY INC	10.02
Prairie Center	MS	?	Y	BR	THF PRAIRIE CENTER DEVELOPMENT LLC C/O THF REALTY INC	20
Prime Sites	MS	N	Y	CC	COHEN DENVER AIRPORT LLC C/O GAMETT AND KING	25
Reunion Southlawn	ES	Y		CC	CITY OF COMMERCE CITY	10.6142
Reunion Ridge	ES	N		CC	96th and Potomac LLC	15
Reunion Ridge	ES	N		CC	96th and Potomac LLC	11.2
Reunion	HS	w/park	Y	CC	DIBC BUFFALO HILLS RANCH LLC UND 96% FFP-DIA LLC UND 4% INT/% FULENWIDER	93.1052
Second Creek Farm	ES	Y	Y	CC	CITY OF COMMERCE CITY	27.3445
Talon Pointe	ES	Y		TH	SCHOOL DISTRICT NO.27J	11.1167
The Villages at Buffalo Run East	ES	w/park		CC	CITY OF COMMERCE CITY	15.1647
NEC 96th and Himalaya	ES	N		CC	C AND H ADAMS LAND INVESTMENT LLC C/O GEORGE MCELROY & ASSOCIATES INC	10
Third Creek	ES	N	Y	CC	SMT INVESTORS LIMITED PARTNERSHIP ET AL	10
Third Creek	ES	N	Y	CC	SMT INVESTORS LIMITED PARTNERSHIP ET AL	10
Third Creek	HS	N	Y	CC	SMT INVESTORS LIMITED PARTNERSHIP ET AL	50
Willow Bend	ES	Y		TH	CITY OF THORNTON	10.1348
CC Future Land Use - E	ES	N	N	CC		10
CC Future Land Use - W	ES	N	N	CC		10



Ten Year Forecast

By Grade Level

Year (OCT)	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2014/15	601	1,328	1,408	1,448	1,425	1,422	1,331	1,318	1,294	1,172	1,220	1,162	1,071	968	17,168		
2015/16	582	1,308	1,329	1,412	1,434	1,396	1,431	1,262	1,261	1,248	1,139	1,148	1,089	1,075	17,114	-54	-0.3%
2016/17	610	1,234	1,355	1,337	1,415	1,446	1,403	1,353	1,252	1,266	1,208	1,122	1,083	1,051	17,135	21	0.1%
2017/18	673	1,368	1,301	1,394	1,404	1,467	1,471	1,406	1,390	1,272	1,280	1,221	1,089	1,105	17,841	706	4.1%
2018/19	657	1,380	1,397	1,345	1,429	1,470	1,476	1,539	1,469	1,445	1,369	1,322	1,216	1,177	18,691	850	4.8%
2019/20	657	1,475	1,481	1,467	1,399	1,481	1,515	1,536	1,576	1,525	1,418	1,306	1,316	1,265	19,417	726	3.9%
2020/21	657	1,537	1,558	1,560	1,526	1,454	1,529	1,567	1,548	1,624	1,521	1,346	1,280	1,394	20,102	685	3.5%
2021/22	657	1,595	1,632	1,639	1,633	1,590	1,489	1,578	1,579	1,581	1,643	1,439	1,320	1,348	20,724	622	3.1%
2022/23	657	1,669	1,685	1,713	1,707	1,698	1,641	1,540	1,593	1,598	1,588	1,556	1,408	1,352	21,405	682	3.3%
2023/24	657	1,736	1,774	1,745	1,786	1,782	1,757	1,693	1,555	1,611	1,608	1,505	1,522	1,421	22,153	748	3.5%
2024/25	657	1,825	1,824	1,842	1,822	1,864	1,844	1,813	1,709	1,568	1,624	1,531	1,474	1,529	22,925	773	3.5%
2025/26	657	1,905	1,919	1,882	1,935	1,922	1,935	1,883	1,834	1,718	1,572	1,543	1,498	1,484	23,686	761	3.3%
2026/27	657	1,925	1,979	1,987	1,959	2,025	1,984	1,983	1,903	1,841	1,750	1,497	1,508	1,507	24,505	818	3.5%
2027/28	657	1,934	1,981	2,042	2,093	2,044	2,078	2,024	2,007	1,904	1,893	1,662	1,465	1,516	25,300	795	3.2%
2028/29	657	1,949	2,002	2,050	2,153	2,186	2,106	2,113	2,040	2,006	1,967	1,796	1,625	1,474	26,124	824	3.3%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- SD 27J is expected to enroll more than 20,000 students by the fall of 2020
- 5 year growth = 3,462 students
- 2023/24 enrollment = 22,153 students
- 10 year growth = 7,433 students
- 2027/28 enrollment = 26,124 students





Ten Year Forecast

By Elementary Campus

			Sep.	ENROLLMENT PROJECTIONS									
Campus	Building	Site Capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
BLARC PK			48	48	48	48	48	48	48	48	48	48	48
BRANTNER ELEMENTARY	792	792	648	710	768	836	921	1,002	1,084	1,121	1,182	1,193	1,235
HENDERSON ELEMENTARY	506	656	368	372	365	378	399	431	466	504	555	612	663
NORTH ELEMENTARY	491	491	300	307	322	337	354	370	379	393	398	407	415
NORTHEAST ELEMENTARY	634	784	577	621	643	666	706	724	741	765	778	796	808
PENNOCK ELEMENTARY	725	875	640	650	696	743	810	869	916	975	1,005	1,025	1,036
REUNION ELEMENTARY	695	695	637	729	787	868	960	1,013	1,055	1,116	1,147	1,173	1,193
SECOND CREEK ELEMENTARY	725	889	643	681	730	770	825	862	927	986	1,031	1,082	1,124
SOUTH ELEMENTARY	557	607	472	457	454	449	455	449	449	449	444	438	429
SOUTHEAST ELEMENTARY	667	767	481	474	481	482	478	498	530	566	596	626	650
THIMMIG ELEMENTARY	725	889	635	627	635	622	630	614	619	630	626	624	615
TURNBERRY ELEMENTARY	761	861	731	772	838	889	939	1,017	1,056	1,117	1,155	1,194	1,229
WEST RIDGE ELEMENTARY	725	889	722	752	794	885	980	1,079	1,144	1,222	1,288	1,347	1,395
ELEMENTARY TOTALS	8003	9,195	6,902	7,200	7,561	7,973	8,505	8,976	9,414	9,892	10,253	10,565	10,840
Elementary Absolute Change			83	298	361	412	532	471	438	478	361	312	275
Elementary Percent Change			1.22%	4.32%	5.01%	5.45%	6.67%	5.54%	4.88%	5.08%	3.65%	3.04%	2.60%

*Yellow over building capacity

*Pink over site capacity





Ten Year Forecast

By Secondary Campus

			Sep.	ENROLLMENT PROJECTIONS									
Campus	Building	Site Capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
OVERLAND TRAIL MIDDLE SCHOOL	665	665	621	629	634	627	608	604	635	700	746	771	800
PRAIRIE VIEW MIDDLE SCHOOL	825	825	611	665	688	695	695	681	671	681	724	749	773
QUIST MIDDLE SCHOOL	825	825	669	727	790	814	867	943	1,055	1,164	1,275	1,370	1,461
STUART MIDDLE SCHOOL	825	825	787	812	814	815	828	904	992	1,127	1,193	1,225	1,271
VIKAN MIDDLE SCHOOL	731	731	604	645	651	626	572	565	576	602	628	659	693
MIDDLE SCHOOL TOTALS	3,871	3,871	3,292	3,478	3,577	3,577	3,570	3,697	3,929	4,274	4,566	4,774	4,998
Middle School Absolute Change			356	186	99	0	-7	127	232	345	292	208	224
Middle School Percent Change			12.13%	5.65%	2.85%	0.00%	-0.20%	3.56%	6.28%	8.78%	6.83%	4.56%	4.69%
BRIGHTON HIGH SCHOOL	1,571	1,771	1,850	1,877	1,815	1,814	1,845	1,859	1,843	1,774	1,749	1,774	1,843
PRAIRIE VIEW HIGH SCHOOL	1,661	1,901	1,911	1,816	1,753	1,792	1,857	1,916	1,966	1,914	2,010	2,132	2,222
RIVERDALE RIDGE HIGH SCHOOL	1,756	1,756	554	878	1,213	1,390	1,452	1,526	1,596	1,655	1,749	1,877	2,043
BOLT ACADEMY HIGH SCHOOL	100	100	60	62	62	61	62	62	61	62	61	61	62
HERITAGE ACADEMY	219	219	135	106	127	123	119	123	121	121	122	121	121
BRIDGE ACADEMY	100	100	51	49	52	50	50	51	50	50	51	50	50
HIGH SCHOOL TOTALS	5,407	5,847	4,561	4,787	5,021	5,230	5,384	5,536	5,638	5,576	5,742	6,016	6,341
High School Absolute Change			384	226	234	209	154	152	102	-62	166	275	325
High School Percent Change			9.19%	4.96%	4.89%	4.16%	2.95%	2.82%	1.85%	-1.11%	2.97%	4.78%	5.40%
BELLE CREEK CHARTER SCHOOL			680	668	668	672	669	670	670	670	670	670	670
BROMLEY EAST CHARTER SCHOOL			1,239	1,258	1,252	1,250	1,253	1,252	1,252	1,252	1,252	1,252	1,252
FOUNDATIONS ACADEMY			760	765	765	763	765	764	764	764	764	764	764
LANDMARK ACADEMY			734	742	737	738	739	738	738	738	738	738	738
EAGLE RIDGE ACADEMY			523	519	520	521	520	520	520	520	520	520	520
CHARTER CAMPUS TOTALS			3,936	3,952	3,942	3,943	3,946	3,944	3,944	3,945	3,944	3,944	3,944
DISTRICT TOTALS	17,281	18,913	18,691	19,417	20,102	20,724	21,405	22,153	22,925	23,686	24,505	25,300	26,124
District Absolute Change			849	726	685	622	682	748	773	761	818	795	824
District Percent Change			4.76%	3.88%	3.53%	3.09%	3.29%	3.49%	3.49%	3.32%	3.46%	3.24%	3.26%

*Yellow over building capacity

*Pink over site capacity





Summary

- The Denver MSA unemployment rate is below 3%.
- New home sales within SD 27J has risen 30% in the last two years.
- The average new home sale price has risen 58% between 2010 and 2018.
- Groundwork is currently underway on appx. 10,900 lots within SD 27J.
- The West Ridge, Reunion, and Turnberry Elementary zones account for nearly 50% of all district new home activity.
- SD 27J is projected to enroll nearly 19,400 students in the fall of 2019.
- SD 27J may add 3,462 students in the next 5 years, for a fall 2023 enrollment of 22,153.
- The district is projected to enroll 26,124 students for the 2028/29 school year.



Future Bond Election 2020? 2021?

Preliminary Bond Package

Project (likely location)	Est. Cost	Est. Start	Programming and Ed Specs	Schematic Design	Design Development
Comprehensive HS #4 (south plan area)	\$134,300,000	2022	\$171,225	\$965,062	\$3,836,298
ES #14 (south plan area)	\$40,100,000	2023	\$45,803	\$272,504	\$375,939
ES #15 (west plan area)	\$43,000,000	2024		\$291,580	\$402,255
MS #6 (north plan area)	\$88,300,000	2023	\$91,606	\$516,308	\$2,052,420
MS #7 (south plan area)	\$101,100,000	2025		\$591,121	\$2,349,815
Deferred Maintenance	\$30,000,000	2022			
Safety and Security	\$10,000,000	2022			
Technology	\$10,000,000	2022			
Total	\$456,800,000		\$308,634	\$2,636,575	\$9,016,727

Note - all costs calculated at 7% annual inflation